

THE SUMMERFIELDS

A COMMUNITY WHERE DIVERSITY IS VALUED, COMMUNICATIONS ARE ENCOURAGED AND AN ATTITUDE OF LEARNING FROM ONE ANOTHER IS RESPECTED



A Publication of the Summerfields Neighborhood Association

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LOCAL BUSINESSES, THE LIFEBLOOD OF A COMMUNITY

Food for thought by Lance Griggs

Everyone is aware that this pandemic has been very difficult for businesses, especially small businesses. Many are closing their doors. Because of the fear of infection, we have seen increases in online shopping as people stay at home. People are realizing that shopping online is easy and often the prices are better than what is available locally. However, should too many small businesses close there are long term economic impacts that could create negative long term impacts in a community. Without a healthy residential environment that facilitates small businesses, a community can quickly deteriorate.

I look at my home town in West Texas. When I grew up it had a vibrant town square filled with mom and pop stores and several grocery stores and car dealerships that serviced the community. Now 90% of the square is vacant and other businesses have vanished. What happened? Wal-Mart opened a store there and everyone immediately patronized them because of the lower prices. Almost all the local businesses soon closed down. I'm saddened when I go back there. I asked one of my old high school classmates what people do for a living besides farm, and she said the big industry there is now Welfare!

If you look at depressed communities with crime rates so high that normal businesses cannot afford to operate in their area and those that do have bars on their windows, you can see what happens when small businesses close down in a community. Entry level and part time jobs are not available, especially for young people. In some areas where this situation has existed for some time, the success stories for a community's young people, the people with money, are too often the drug dealers, pimps and gang members

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SNA Presidents Corner

Monica Dominguez, a Summerfields resident, contacted us about painting the remaining Summerfields fence signs. We provided her the material and she and her husband did a great job. It is great when residents want to make their community better. The SNA Board will discuss the possibility of adding similar signs to fences on major entrances to our community. Unfortunately, budgetary restrictions will impact how much we can accomplish.

Monica is also working with City Forestry to add trees to the Summerfields Blvd. medians. Due to budget restrictions the SNA cannot financially support this effort, which also requires residents to water the new trees for an extended period. Anyone interested in helping can contact Monica at 682-227-4091

Replaced old sign at Waterside & Summerfields Blvd.



Painted cutout signs at Bayberry & Western Center



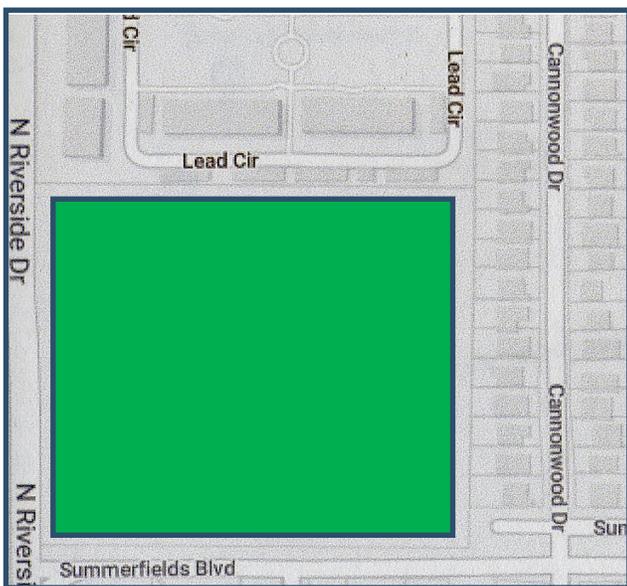
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TWO MAJOR SINGLE FAMILY DEVELOPMENTS SLATED FOR FAR NORTH FORT WORTH

The 3,300 single-family home development near Texas Motor Speedway covered in last month’s newsletter already has company. Another large development has just been announced. A 2,900 home development is now in the works. This development will be located on Fort Worth land located northwest of Haslet. It is, just north of the existing Sendera Ranch neighborhood. That makes over 6,000 new homes in these two developments, which will house about 25,000 new residents. There will be many more to come.

The economic engine that is Alliance Airport will continue to drive Far North Fort Worth development. Hillwood Development, the builder of Alliance Airport, purchased all the land between the airport and the railhead to its west. The plan is to build a world class logistics center that will attract even more major businesses to our area. There is a very good reason we’re seeing all this warehouse construction.



The SNA supported the development of a seniors only (55+) multi-family housing facility on the vacant land located at the northeast intersection of Summerfields Blvd. and N. Riverside Drive. The zoning change request for this facility was approved in August by both the City’s Zoning Commission and the City Council.



Concept Drawing

There is no known date for the start of construction, but we’ll pass you updated information when we receive it.

Area Road Construction Update

As everyone is probably aware, construction is going full bore on widening N. Riverside Drive to a four lane road from N. Tarrant Parkway south to Basswood Elementary school. This project will also install two traffic circles at the Summerfields Blvd. and Thompson Road intersections with N. Riverside. Currently Thompson Road west of N. Riverside is closed for traffic circle construction, This will make it inconvenient for parents taking to or picking up the children from the Thompson Road Middle School. Please be patient. When completed this will make N. Riverside a four lane road up to North Tarrant. Construction is proceeding well and should be finished, weather permitting, by mid 2021.

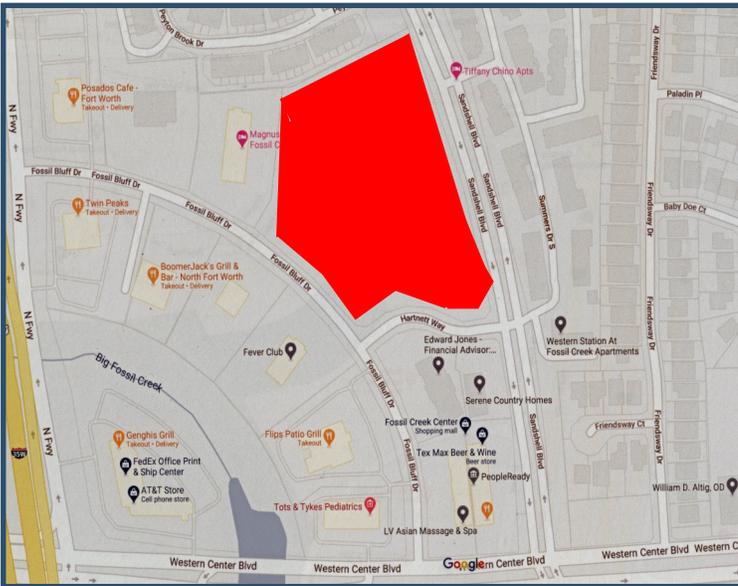
A second road improvement project will continue widening N. Riverside Drive from N. Tarrant Parkway north to the existing traffic circle/four lane road at Shiver Road . It is funded and in the design phase . This project will not begin until the current N. Riverside project is complete. This means we have a couple of years before N. Riverside is a four lane road throughout our area.

Other road improvements are planned for the Basswood Blvd. and N. Beach intersection. This project was funded in the City’s last Capital Improvement Program and will install two turn lanes in every direction to help alleviate traffic congestion at this busy intersection. No start date is known.



New Eating Establishment Will Open Soon

Lisa's Chicken and Seafood is opening a new location in our area. They are currently renovating the old Wendy's building at the intersection of Sandshell Drive and the I35W north access road, just south of the Braum's. Lisa's has been a fixture in the Stockyards and other areas of Fort Worth for years. The Stockyards location is primarily a takeout facility offering fried chicken and catfish. We do not know as yet if they will have dine-in services at our location. We are pleased to welcome them to the area. It is also good to see a new business open in one of our vacant buildings, especially in these difficult pandemic-induced times .



Standard Multi-Family Apartments Proposed In Our Area

A developer has been working with Councilman Cary Moon and area neighborhood organizations, including the SNA, to construct a 200 unit apartment complex on the land bordered by Fossil Bluff, Hartnett, and Sandshell Blvd. This is the land just to the south of the Carriage Place townhomes who's Association we are supporting.

While the SNA has traditionally opposed new standard multi-family zoning changes, this is not a normal situation. This site is currently zoned G, high intensity commercial. This type of zoning allows several large non-residential facilities such as the Main Event bowling and gaming center in the Presidio Shopping area. Because of the risk of such G-zoned facilities building on this land, the SNA will be supporting this multi-family development.



Concept Drawings from the Developer. Final design is yet to be finalized.



HELP KEEP OUR AREA CLEAN

Become a Code Ranger in Fort Worth and assist in making a positive difference in the appearance of neighborhoods and increased safety. The Code Ranger volunteer program helps Fort Worth code officers identify and respond to code violations throughout the city.

A training class is scheduled for **9 a.m. to 1 p.m. Oct. 10** at the Hazel Harvey Peace Center for Neighborhoods, 818 Missouri Ave. There is limited seating to allow for social distancing; masks are required.

After attending an initial four-hour training, Code Rangers work in partnership with code officers to improve neighborhoods. Code Rangers are assigned to a neighborhood where they inspect for common violations. Those violations include overgrown lawns, dilapidated fences, garbage placed out too early, out-of-cycle bulk piles, front yard parking and illegal “bandit” signs, etc.

Code Rangers allow code enforcement officers to devote more time to more dangerous or complicated issues affecting Fort Worth neighborhoods.

2021 CITY BUDGET APPROVED

The Fort Worth City Council approved a \$782 million fiscal 2021 general fund budget and voted to keep the property tax rate at 74.75 cents per \$100 assessed valuation.

The general fund budget is only a portion of the city’s Capital and Operating Budgets that total just under \$2 billion for fiscal 2021. The general fund pays to operate city services and facilities. Fort Worth’s budget includes several other funds, including debt service and those that operate the water and wastewater utility, airports and special projects, among them.

The fiscal 2021 budget will continue to fund new facilities, improve equity of city services and enhance community policing. The city’s fiscal year runs Oct. 1 to Sept. 30.

The Council also approved an \$86.5 million Crime Control and Prevention District (CCPD) budget that calls for increased spending with community partners and nonprofits, and the expansion of the Fort Worth Police Department’s crisis intervention team, among other things.

The operating budget also includes a \$394.3 million Capital Improvement Plan for fiscal 2021. The plan calls for evaluating infrastructure maintenance and investment based on equity and continuing neighborhood and transportation-related improvements.

LOCAL BUSINESSES (continued from page 1)

When I moved to Summerfields in 1989, it was the “hot” new development, There was almost nothing north of Summerfields Blvd. The only structures on Thompson road were Heritage Elementary and a few homes, some of which operated industrial-type businesses on their oversized lots. As development exploded in the 1990s, I’ve watched our area go from the place to be to a transitional community with an ever-increasing percentage of rental houses. While I welcome all new residents, both renters and homeowners, it has been my fervent desire to keep Summerfields a viable community, hence the SNA’s emphasis on controlling area development, reporting code and waste pickup violations and promoting crime prevention programs.

I don’t want to see our community lose too many of our businesses. While Fort Worth’ economy continues to be relatively healthy, we as an aging neighborhood need to be aware of the basic things that make a community viable, and small businesses are a major part of that. We must support them.

There are no easy answers. Everyone has a budget and needs to stretch their dollars as much as possible. Understandably, people must be very cautious because of the ease with which COVID-19 spreads. But there are some things we can do. Take advantage of the curbside delivery offered not only by restaurants but also many retail stores. If you don’t feel safe going into a restaurant, use takeout or curbside delivery. Make a strong effort to patronize our local businesses. Peoples homes are usually their biggest investment. If the community deteriorates too far, the value of that investment will decrease. The few dollars we save by shopping for the lowest price could cost residents big dollars in the future.

Our main code issue in Summerfields is solid waste incorrectly placed curbside. Not following the guidelines usually results in waste not picked up, which detracts from the street's appearance and can lead to fines. No one wants to live in a neighborhood with trash sitting by the street for too long. It detracts from the neighborhood's appearance, makes selling homes more difficult, and eventually lowers property values. Because of this the SNA aggressively monitors waste disposal violations and reports them to Code Compliance. We do not like reporting violations that can result in fines, but there is often no alternatives left to us, We much prefer that residents become educated on the City's waste disposal processes, but will not stand idle while trash accumulates in our neighborhood.

The following are the most common violations we observe:

- Plastic bags containing solid waste (including leaves) placed curbside. ***Anything in a plastic bag must be placed in the brown garbage cart to be picked up.*** Hardware stores sell acceptable paper yard bags for disposing of yard recyclable waste such as clippings, leaves and small branches
- Bulk waste placed curbside too early, sometimes up to three weeks before the next scheduled pickup. Doing so detracts from the street's appearance and could impact neighbors trying to sell their homes.
- Placing bulk waste too close to objects in the yard. Many of the trucks use hydraulic arms to load waste, and if you place it too close to objects such as mail boxes or light poles it may prevent them from picking it up.
- Different types of bulky waste mixed together. Brush and paper-bagged leaves should be separated from furniture and other bulk items. They are picked up by different trucks and go to different locations. Brush and yard clippings are taken to a City facility where along with the paper bags are converted into mulch. This is the main reason they will not pick up yard waste in non-recyclable plastic bags.
- Mixing waste and recyclable items in the Recycle container. Waste and recyclables are picked up by different trucks. Contaminating the Recycle container with household waste will result in the bin not being emptied.
- Placing household and yard chemicals in the recycle or trash containers. These items should be taken to the Environmental Collection Center (ECC) on Bridge Street. You simply drive though, show your driver's license to show you are a Fort Worth resident, and they empty your vehicle for you. See details on the City's web site.
- Placing any electronic item or major appliance curbside for pick up. All electronics should be taken to Brennen Street for disposal. Electronic items such as TVs have integrated circuitry that contain hazardous chemicals such as arsenic. They are disposed of separately so as not to contaminate the landfills.
- Overflowing Waste and Recycle bins. Called "snow cones" because the lid cannot be closed, they can result in the bin not being emptied. Again, the trucks are automated and if the operator feels they cannot empty the container without spillage they will usually bypass the container, thus leaving the resident with another week before it is again eligible for pick up.
- Trash bins left on the street for days after the scheduled pickup date.

Also remember that small limbs (less than 8 feet in length and four inches in diameter) can be placed curbside for pickup with your scheduled weekly trash. Only larger limbs have to wait for the monthly bulk pick up..

BULK WASTE GUIDELINES

Note: Bulk pickup week for Summerfields begins on the second Monday of each month and runs through the following Saturday. Bulk waste should not be placed curbside until the weekend before your scheduled pickup week. For more information we urge our residents to visit the Solid Waste webpage on the City's website (see the link at the end of this article).

The following information was provided by the City of Fort Worth Solid Waste Department:

Bulk collection is once a month. The New guidelines are in place, so brush up before your next monthly collection

The city's Solid Waste Services has new easy-to-follow steps to make residential bulk collection safer and more effective for pickup. (continued on page 6)

BULK WASTE GUIDELINES—Continued from page 5

The goal is to not only collect the waste, but to dispose of it in a safe manner and, when possible, keep it out of the landfill. For example, tree limbs, branches and yard waste are turned into mulch.

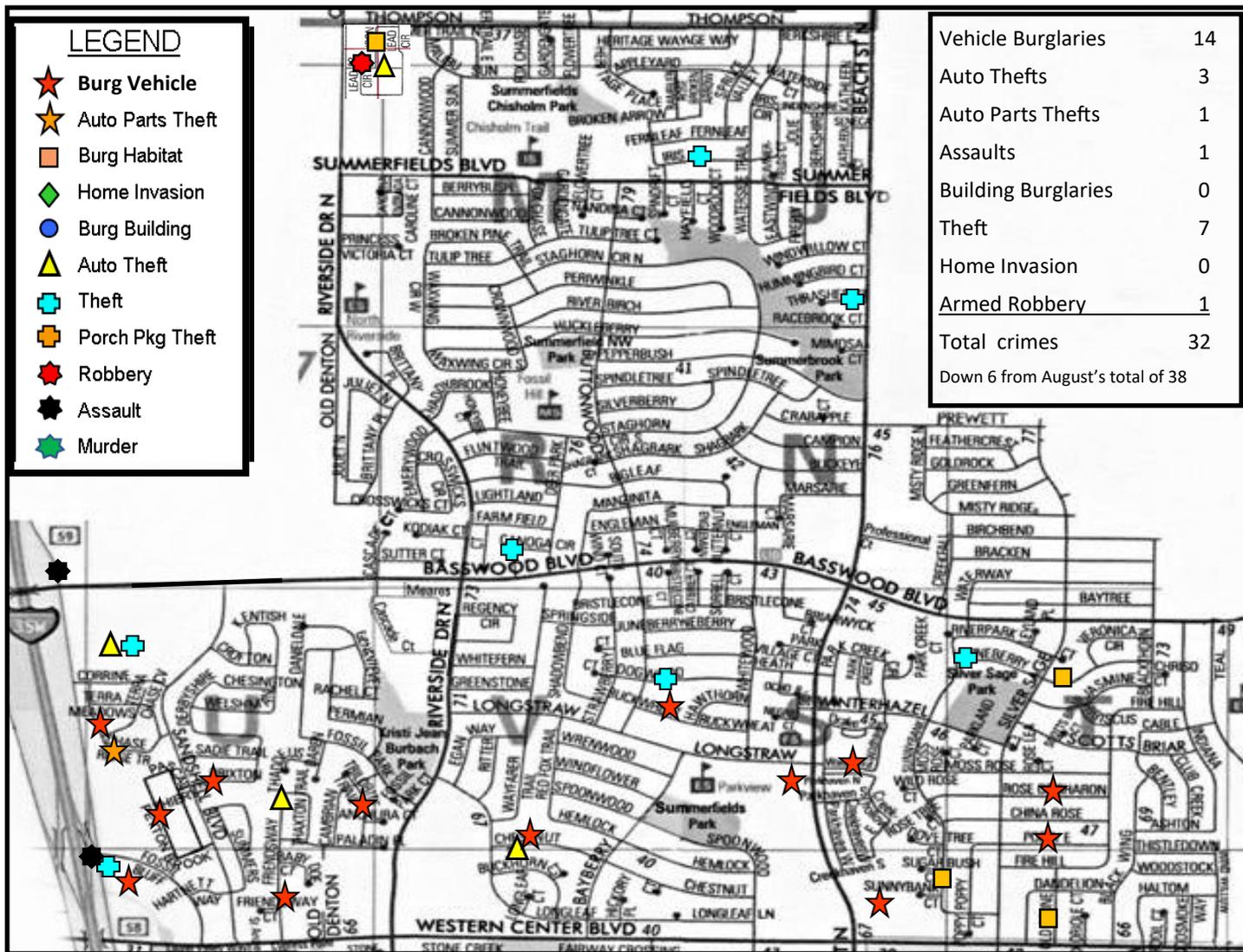
To help curbside pickup go as smoothly as possible, follow the program directions and avoid incurring fines. Here are some best practices and program guidelines:

- Bulk items must be placed on the curb by 7 a.m. Monday of your scheduled collection week. Make sure the pile is not blocked by a vehicle.
- Bulk piles are limited to 10 cubic yards (6 feet by 8 feet by 6 feet), the size of a Volkswagen bug car.
- *Plastic bags are not allowed outside the trash cart*; residents may incur fines if plastic bags are placed curbside.
- All piles, paper yard waste bags and carts must be separated by at least 2 feet to be collected and to avoid extra fees. No materials can be placed between piles since this creates one large, out-of-compliance pile.
- Any items that fit in the brown garbage cart are not considered bulk and should be put in plastic bags and the placed into the brown garbage cart.
- Large limbs refers to those more than 4 inches in diameter and over eight feet long. Brush smaller than this is considered yard waste and can be collected on your weekly trash pickup day as part of the yard waste collection. It must be separated from carts, large limbs and any bulk pile.

To learn more about the program details, including what materials cannot be set out for bulk collection, check the Solid Waste webpage. http://fortworthtexas.gov/solid_waste/bulk/

Solid Waste Services At-A-Glance					
Questions? Download the Fort Worth Garbage & Recycling App					
	WHEN	HOW	AMOUNT/SIZE	DETAILS	NO
YARD Yard Trimmings Leaves, twigs, grass, shrubs	Weekly on pickup day; set out by 7 a.m.	In paper bags, or optional purchase of green yard cart	Unlimited paper yard bags - 30 gallon size	Place 2 ft. from carts or other objects (cars, trees, mailboxes, water and gas meters.)	No plastic bags or trash
Brush, Tied Small Branches	Weekly on pickup day; set out by 7 a.m.	Bundled, tied with string or twine	Unlimited bundles, 8 ft. long, 40 lb. max	Place 2 ft. from carts or other objects	No nylon or plastic straps, ties or wire
Brush, Untied Large Branches	Weekly on pickup day; set out by 7 a.m.	Stacked branches only. All branches should be in one pile	Limited to 10 cubic yards (8 ft. long x 6 ft. wide x 6 ft. tall) max, about size of VW Beetle car. Branches no longer than 8 ft. and up to 4 inches in diameter	Place 2 ft. from carts or other objects. More than 10 cubic yds. collected within 72 hours billed to resident	No stumps, plastic bags, trash, fencing, lumber, or household bulk items
RECYCLING Visit website or app for all items that can be recycled. Blue Cart	Weekly on pickup day; set out by 7 a.m. Can set cart out after 6 p.m. the day before your pickup day	Unbagged items. Close cart lid completely. Clean, dry and empty items.	As much recycling as can fit with the blue cart lid closed. Second blue cart available on request - free.	May take extras to a drop-off station. Only put acceptable items in the cart. Place 2 ft. from carts or other objects	No plastic bags, Styrofoam, paper towels, food, plastic wrap, electronics, clothes, medical waste
GARBAGE Household waste only. Brown Cart	Weekly on pickup day; set out by 7 a.m. Can set cart out after 6 p.m. the day before your pickup day	In tied plastic bags inside brown cart. Close lid completely. Place 2 ft. from carts or other objects.	Your choice: a -32, 64- or 96-gallon cart (price varies with size). As many bags as can fit in brown cart with lid closed	Options for extra garbage: 1. Take to drop-off station 2. Upgrade cart size 3. Purchase city-authorized Pay Bags	No unbagged items; no bags outside cart or stacked on cart
BULK ITEMS For items too heavy/bulky for the cart. Visit the website or app for more details. Place 2 ft. from carts or other objects.	Monthly on pickup day; set out by 7 a.m. the Monday of your assigned week; pickup will be any time between that Monday and Saturday	Stacked on curb in one pile. Acceptable items that are too large to fit in the garbage cart. Separate household bulk and large brush piles	Limited to 10 cubic yds. (8 ft long x 6 ft. wide x 6 ft. tall) max; size of a VW Beetle car. More than 10 cubic yds. billed to resident.	Can be set out after 6 p.m. the Friday before your assigned week. Includes fencing, stumps, lumber in bulky pile. Take extra to a drop-off station	No plastic bags, tires, glass, business waste, electronics, sheet-rock, or appliances with coolant or gas
DROP-OFF STATIONS Fort Worth Residents Only. Accepting recyclables, brush, electronics, items for Goodwill and more!	Open: M-F 8 a.m. - 6 p.m. Sat 8 a.m.- 5 p.m. (Hours subject to change) Free for Fort Worth Residents	Drop-off Station #1: 2400 Brennan Ave. 76106 Drop-off Station #2: 5150 Martin Luther King Jr. Frwy 76119 Drop-off Station #3: 6260 Old Hemphill Rd. 76134 Drop-off Station #4: 301 Hillshire 76052	Bring a recent water bill, drivers license or other official ID to prove Fort Worth residency	No commercial waste, no rock or concrete	

Summerfields Area Crime Map for September 2020



Summerfields Crime Trends for September 2020:

- The majority of car burglaries (BMVs) were of unlocked vehicles, which remains our most common crime.
- Auto thefts remained fairly constant, but still high. Many were unlocked with spare keys/fobs left in the car
- Car burglaries were heavily concentrated in the neighborhoods located between Basswood and Western Center. Possibly the large influx of homeless people taking up residence north of Loop 820 is a contributing factor.
- Both aggravated assaults along I35W were road rage incidents. Both involved hand guns.
- The auto parts theft was of a license plate.
- The armed robbery was in an apartment complex. No details were available..

Crime Prevention Recommendations:

- If you park your car in the driveway or on the street, make sure it's locked. Most residential car burglars are local juveniles and now possibly some of the increased homeless people who walk the street at night looking for unlocked vehicles which they enter and rummage through.
- Do not leave anything visible from the outside the vehicle. Doing so could motivate a burglar to forcibly enter.
- Close and lock your garage door. Remember, the door from your garage into your house is usually very flimsy.